

Citizen Information Booklet

2006-2007

Consolidated Action Plan PUBLIC MEETING



**COMMUNITY DEVELOPMENT BLOCK GRANT
HOME INVESTMENT PARTNERSHIP PROGRAM
EMERGENCY SHELTER GRANTS PROGRAM**



City of Harrisburg
Mayor Stephen R. Reed • Harrisburg City Council
Dept. of Building & Housing Development
Terri Martini, Director

Harrisburg's Consolidated Plan

(Housing and Community Development Strategy)

- The Consolidated Plan is a strategic plan that sets forth a specific course of action for revitalization. It includes program goals, specific objectives, and annual goals and benchmarks for measuring progress.
- The Consolidated Plan was developed last year through a collaborative process to establish a vision for community development actions and effective, coordinated neighborhood revitalization strategies.
- The Consolidated Plan covers a five-year period from October 1, 2005 through September 30, 2010.
- This meeting is part of the annual plan and application process for fiscal year 2006 funding under federal housing and community development entitlement programs including:

Community Development Block Grant (CDBG) Program.....	\$2,400,000 (estimated)
HOME Investment Partnerships (HOME) Program	\$575,000 (estimated)
Emergency Shelter Grants (ESG) Program	\$92,968 (estimated)

□ **Executive Summary**

The Consolidated Plan provides the City of Harrisburg with a comprehensive vision for the use of federal funds that encompasses a description of the needs related to affordable housing, infrastructure, fair housing, economic development and helping the homeless. Through a process of consultation with the community, the City has developed Goals and Objectives for addressing these needs. The Consolidated Plan charts a strategic course of action for revitalization and community development. Benchmarks for performance under the specific goals and objectives have been established by which the City and its Citizens can track the performance of the programs established by the City.

The Consolidated Plan meets the application requirements of the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant program (CDBG), the HOME Investment Partnership Program (HOME) and the Emergency Shelter Grant Program (ESG). The City of Harrisburg is a formula grantee and receives funding each year in October for the new program year.

Based on the data outlined in this plan – a relatively high rate of vacant housing units, a proportionally higher rate of low-/moderate-income renter to owner households, the age and condition of the housing stock – Harrisburg's neighborhoods benefit greatly from ongoing efforts to promote homeownership and housing rehabilitation activities. These activities, combined with reclamation of vacant parcels for new housing development will be the top priority for the City in the coming years. (See the discussion of the Five Year Strategic Plan below.)

FIVE YEAR STRATEGIC PLAN

The guiding vision of the 5-years covered by the Consolidated Plan is to ensure Harrisburg is a stable, thriving residential and business community with a population of 50,000. To achieve this vision, the following goals have been established:

- GOAL 1: Increase total occupied housing inventory to 25,000 dwelling units.
- GOAL 2: Stabilize neighborhoods through increased homeownership, achieved by attracting new resident homebuyers, transforming existing tenants to homeowners, and accommodating households of all incomes, races and special needs.
- GOAL 3: Stabilize property values by ensuring all property is maintained in a decent, safe and sanitary condition and removing abandoned and blighted properties.
- GOAL 4: Ensure homeless individuals and families throughout the region have access to needed shelter and services.
- GOAL 5: Ensure ongoing business development or expansion and job creation.
- GOAL 6: Integrate community development efforts, including homeless assistance, in a coordinated, comprehensive approach that achieves individual self-sufficiency and neighborhood revitalization.

Objectives are measurable results that implement the goals. Below are the goals and objectives for Housing and Community Development.

HOUSING OBJECTIVES/ACTIONS

GOAL 1: Increase total occupied housing inventory to 25,000 dwelling units					
STRATEGIC OBJECTIVES: Rehabilitate vacant housing units - 65 units Construct 275 new dwelling units on "infill sites" (SDP) and assembled tracts of land					
Project/Program	Description	# and Type of Households	Goals by Income level	Responsible Entity	Budget Requirement
Vacant Structure rehabilitation and resale	Assistance to public and private sector developers to acquire, rehabilitate and make available for sale to low income buyers, vacant housing units	65 units Small, Large, Elderly, Other	50 30-80% MFI 15 0-50% MFI	DBHD HOP, Tri County Housing Development, Habitat for Humanity, Other Agencies	\$4,000,000 CDBG HOME and Lead Hazard Control Grant
Construction of new units - Assistance to Public and Private-Sector developers	Maclay Townhouses	40 Units Small, Large, Elderly, Other	30-80% of MFI	DBHD, Private Developers (for- profit and non-profit including but not limited to those listed)	\$2,500,000 CDBG, HOME and Lead Hazard Control Grant \$10 million private funding LERTA 10-year property tax abatement
	Marketplace	60 Units Small, Large, Elderly, Other	60-150% MFI		
	Wesley Union	25 Units Small, Large, Elderly, Other	0-80% MFI		
	TriCounty HDC New Construction	25 Units Small, Large, Elderly, Other	0-80% MFI		
	Habitat for Humanity	6 units Small, Large, Elderly, Other	0-50% MFI		
	Capitol Heights Phases III and IV	84 Units Small, Large, Elderly, Other	over 80% MFI		
	Summit Terrace (Central Allison Hill)	35 units Small, Large, Elderly, Other	0-80% MFI		

GOAL 2: Stabilize neighborhoods through increased homeownership, achieved by attracting new resident homebuyers, transforming existing tenants to homeowners, and accommodating households of all incomes, races and special needs:

STRATEGIC OBJECTIVE:

- Assist 300 first-time homebuyers and renters become homeowners.

Project/Program	Description	# and Type of Households	Goals by Income level	Responsible Entity	Budget Requirement
Homeownership Impact Program (HIL)	Downpayment and Closing cost assistance for renters to purchase their rental unit and become homebuyers	50 Units Elderly Small Family Large Family Other households	30-80% MFI	DBHD, ACORN	\$400,000 HOME
Pilot Program - Renter to Homebuyer	Assistance to families to become buyers	10 Units Small Family Large Family	0-50% MFI	DBHD/partnerships ACORN Housing	\$100,000
Capital Region Community Homebuyers Coalition	Monthly workshops for first-time homebuyers	Counseling Small Family Large Family Other households	30-80% MFI	Harrisburg Fair Housing Council	\$60,000 private funds
Dauphin County 2 nd /Subordinated Mortgage	Downpayment and Closing cost assistance for first-time homebuyer	240 Small Family Large Family Other households	30-80% MFI	Dauphin County Affordable Housing Trust Fund	\$720,000 Act 137 AHTF

GOAL 3: Stabilize property values by ensuring all property is maintained in a decent, safe and sanitary condition and removing abandoned and blighted properties.

STRATEGIC OBJECTIVES:

- Improve 225 owner-occupied housing units through rehabilitation
- Rehabilitate 100 units of rental housing
- Demolish 100 vacant and blighted properties

Project/Program	Description	# and Type of Households	Goals by Income level	Responsible Entity	Budget Requirement
Home Improvement Program (HIP)	Loans and grants to homeowners to repair code violations and repair or update major home systems, make handicap access improvements and remove lead hazards.	75 Units Elderly Small Family Large Family Other households Owner-occupied	0-80% of MFI	DBHD. Private Owners	\$2,500,000 HOME and Lead Hazard Control Grant
Rebuilding Together (formerly Christmas in April)	Volunteer assistance with home repair	50 Units Elderly Owner occupied	0-50% MFI	Rebuilding Together	\$250,000 private funding
Elm Street Program	Façade improvements in targeted areas	100 Units Owner-occupied	No income restriction	Community Action Commission/ Firm Foundation	\$250,000 State HCD grant – Elm Street.
Mt. Pleasant Apartments	Allison Hill III rental housing rehabilitation	47 Units Elderly Small Family Large Family Other households	0-50% MFI	Tri County CHDO	\$823,000 HOME and Lead Hazard Control; FHLB \$334,000 and \$8 million private funding
Rental Rehabilitation	Unspecified	53 Units Elderly Small Family Large Family Other households	0-50% MFI	Unspecified	Lead Hazard Control
Demolition	City-wide	100 units	Slum and Blight	DBHD	\$1,250,000 CDBG

GOAL 4: Ensure homeless individuals and families throughout the region have access to needed shelter and services.:

STRATEGIC OBJECTIVE:

- Working with the Capital Area Coalition on Homelessness, coordinate services and facilities to meet the needs of homeless individuals and families and address issues that create homelessness.
- Develop system to house chronically homeless persons

Project/Program	Description	Responsible Entity	Budget Requirement
Implement the Homeless Management Information System (HMIS) data collection system.	Provide hardware and software to track homeless needs and services system-wide	Lead: Data Collection and Needs Assessment and Service Delivery Committees; service providers, Dauphin County Collaborative Board; City and County agencies; homeless/formerly homeless persons	McKinney Supportive Housing Program; City and County CDBG funds
Implement the revised strategic planning process using the Logic Model; coordinate the planning process with the development of the Blueprint to End Homelessness and HUD Continuum of Care Work Plan.	Update and monitor key components of the Plan to ensure consistency with gaps in services and changing priority needs of homeless persons and the agencies that serve them.	Lead: Planning & Resource Development Committee; All CACH Standing Committees; community at large; public/private partnerships; grantmakers; Dauphin County/City staff; private consultant	Volunteer staffing by agencies
Use "Blueprint to End Homelessness" process to identify and develop creative ways to educate providers, government; non-profits, business and industry, and the general public about homelessness in order to raise public awareness and support.	A. Continue to produce "Homing In" the electronic internal newsletter of CACH. B. Continue to cultivate productive relationships with local media about homeless issues.	Lead: Education and Public Information Committee; Planning and Resource Development Committee	Volunteer staffing by agencies; CIL – LHOT Coordinator

Project/Program	Description	Responsible Entity	Budget Requirement
Create a Safe Haven Shelter for the chronically homeless.	- Build facility on already identified site. - Staff program.	The Christian Churches United and the Harrisburg Downtown Clergy Group.	Supportive Housing Program; private resources
Completion and Implementation the Capital Region's Plan for Development: "A Ten Year Blueprint to End Homelessness"	A. Organize working group. B. Preparation of the Blueprint C. Implementation of the Blueprint. D. Evaluation of the implementation of the Blueprint.	Chairs of the CACH Committee	Volunteers from agencies
Engage additional critical agencies to participate in CACH governing and service delivery planning	A. The CACH Coordinating Committee will seek to help critical agencies appreciate the "win-win" in CACH participation	Coordinating Committee	Volunteers
Undertake Point in Time Survey	Conduct annual count of beds and units available for singles and families with children.	City of Harrisburg and Dauphin Co. Continuum	Volunteers

NON-HOUSING COMMUNITY DEVELOPMENT OBJECTIVES/ACTIONS

GOAL 5: Ensure ongoing business development or expansion and job creation
GOAL 6: Integrate community development efforts, including homeless assistance, in a coordinated, comprehensive approach that achieves individual self-sufficiency and neighborhood revitalization
Strategic Objectives:
<ul style="list-style-type: none"> • Economic Development: The City will use CDBG funds and other funds to support the expansion and creation of businesses through the Mayor's Office of Economic Development (MOED) Revolving Loan Program and through capital improvements designed to attract and retain businesses. In instances where additional leveraging is needed to finance large scale brownfield reclamation and economic redevelopment, Section 108 borrowing will be considered. • Infrastructure: The City may use CDBG funds to provide neighborhood infrastructure – sidewalks, curbing, street trees, etc. – on Capital Corridors and in support of private investment in housing and economic development. • Public Facilities: The City may use CDBG funds in combination with other funding to improve conditions at neighborhood centers and health care facilities serving low- income residents • Planning: The City will complete neighborhood plans in support of neighborhood organizations efforts to reverse decline and enhance the quality of life in the community. • Other/Demolition: The City will demolish 100 vacant, blighted structures to eliminate slum and blight conditions and assemble land for redevelopment.

CONSOLIDATED PLAN BACKGROUND

Community Profile

The City of Harrisburg is the state capital for Pennsylvania and the central city in a tri-county metropolitan area. Dauphin, Perry and Cumberland Counties fall within the sphere of influence of the City. The City is geographically located in the South-Central region of the state.

The 2000 Census reports that there were 49,100 people living in the City, a decrease of six percent from 1990. Looking forward, forecasts indicate that the downward trend in population will be stabilized and there will be little change in the population over the course of this decade. During the decade 1990 to 2000, the population of Dauphin County grew by over nine percent to 202,698. This “hollowing out” of the urban core is a state-wide phenomenon noted in the Brookings Institute report, “Back to Prosperity, A Competitive Agenda for Renewing Pennsylvania.” The result of this process has been to increase the racial and economic divide and leave the most vulnerable citizens in areas with the greatest need for services and the least ability to pay for such services.

In the City of Harrisburg, all Census Tracts have more than double the County-wide average for the number of non-White persons, creating an area that is considered racially impacted. All but 4 of the 16 Census Tracts in the City show double the County’s rate of Hispanic residents. Similarly, all the Census Tracts in the City are economically impacted, meaning areas where more than 51 percent of the population has a family income of less than 80 percent of the County median income. In the following table, those Census Tracts with concentrations of low income, non-White and Hispanic residents are shown. Only Census Tracts 204, 206, 207 and 208 are not shown since the concentration of Hispanic residents is not more than double the County rate.

**Concentrations of Low Income Households
and Non-white Households – 2000**

Census Tract	Low Income Concentration	Hispanic Concentration	Non-White Concentrations
201	60.5	3.8	44.4
203	70.2	5.1	55.6
205	66.4	4.8	49.6
209	51.5	6.5	49.7
211	63.0	6.1	89.5
212	72.3	6.5	92.0
213	75.1	23.9	66.5
214	79.0	21.9	76.8
215	59.9	9.2	66.6
216	66.3	4.0	80.2
217	51.9	5.0	41.6

Source: Mullin and Lonergan Associates, Inc.

Housing Needs

The 2000 Census reports that there were 24,337 housing units in the City, a decrease of one percent since 1990. The following table provides a review of the units per structure and mobile homes in the City compared with the balance of Dauphin County.

Units per Structure – 2000									
CT	Housing Units	Single Family (Attached and Detached)		Multifamily (Units Per Structure)				Mobile Homes	
		Total	%	2 – 4	5 – 9	10 or more	%	Total	%
City of Harrisburg	24,337	14,141	58.1	4,590	1,434	4,113	41.7	59	0.2
Dauphin County outside City*	86,796	63,220	72.8	6,569	5,178	7,929	22.7	3,858	4.4

Source: U.S. Bureau of the Census

The following table shows the housing and tenure and vacant units in the City and the balance of Dauphin County.

Occupancy and Tenure – 2000								
	Housing Units		Owner-Occupied		Renter-Occupied		Vacant	
	Total	Occupied	Total	% of Occupied	Total	% of Occupied	Total	% of Total
City of Harrisburg 2000	24,337	20,593	8,702	42.26%	11,891	57.74%	3,744	15.38%
Dauphin Co. (excluding the City)	86,796	82,077	58,414	71.17%	23,663	28.83%	4,719	5.44%

Source: U.S. Bureau of the Census

The following table reports that within the City, white households own their homes at a slightly greater rate than Non-White households except for American Indians. The difference in the rate of homeownership between Black and White households is a very small variance compared to state-wide statistics.

Housing Tenure by Race of Household and Hispanic Households – 2000

	Total Occupied	Owner-Occupied		Renter-Occupied		Pennsylvania
		Total	Percent	Total	Percent	Percent Owner-Occupied
White	8,197	3,889	47.4	4,308	52.6	74.5
Black	10,314	4,168	40.4	6,146	59.6	46.6
Am. Ind., Eskimo	60	42	70.0	18	30.0	54.2
Asian, Pacific Islander	433	175	40.4	258	59.6	48.5
Other Race	1,046	260	24.9	786	75.1	41.2
Two or More Races	543	168	30.9	375	69.1	49.2
Total	20,593	8,702	42.3	11,891	57.7	71.3
Hispanic Origin Any Race	1,719	436	25.4	1,283	74.6	43.4

Source: U.S. Bureau of the Census

The following table shows indicators of housing condition. When housing units are older or families are overcrowded, the housing units are more costly to maintain and when the households pays more than 30% of their income for shelter costs and is cost-burdened, the struggle to maintain the home is greatest.

Housing Condition Indicators by Census Tract – 2000

Census Tract	Total	Constructed Prior to 1960		Lack Complete Plumbing		Occupied Units	Cost Burdened		Overcrowded	
		Units	Percent	Units	Percent		Units	Percent	Units	Percent
City of Harrisburg	24,337	18,804	77.3	381	1.6	20,593	9,681	47.0	918	4.5

Source: U.S. Bureau of the Census

During the Dauphin County Tax Reassessment in 2002, tax assessors rated the condition of housing as well as assigning the market value. Most of the single unit housing stock in the City of Harrisburg (71.0 percent) was rated excellent to fair. Rehabilitation is needed to maintain such housing. The remaining units rated in poor or unsound condition may require more rehabilitation or demolition if beyond salvaging.

Public and Publicly-Assisted Housing

The Harrisburg Housing Authority (HHA) owns and manages 1,737 assisted rental housing units in the City and administers 967 Section 8 Public Housing Choice Vouchers. There are 1,667 other rental housing units in the City of Harrisburg available for low-income households that are assisted by local, State, or federally funded programs.

Lead Paint

The City of Harrisburg is a target city for the Pennsylvania Childhood Lead Poisoning Prevention Program (CLPPP) and a recipient of U.S. Department of Housing and Urban Development and the Pennsylvania Department of Health Lead Hazard Control funds. Children under age 6 are tested for lead poisoning and lead hazards in homes are addressed. It is estimated that between 16,269 and 20,855 housing units have lead-based paint which may pose a health hazard.

Estimated Incidence of Lead-Based Paint in Housing Stock - 2003

Year of Construction	Age of Housing in City of Harrisburg	Estimated % of Total Housing Units with Lead-Based Paint	Estimated Number of Housing Units with Lead-Based Paint
1980 and after	1,407	0%	0
1960 to 1979	4,126	52% - 72%	2,146 – 2,971
1940 to 1959	9,204	70% - 90%	6,443 – 8,284
Before 1940	9,600	80% - 100%	7,680 – 9,600
Total	24,337		16,269 – 20,855

Source: Comprehensive and Workable Plan for Abatement of Lead-Based Paint in Privately Owned Structures

Homeless Population

The Capital Area Coalition on Homelessness (CACH) is the lead agency for addressing the issue of homelessness in the City of Harrisburg and Dauphin County. This is a volunteer-led organization composed of providers of housing and services to the homeless as well as other interested parties. CACH has prepared a 10 year plan for Ending Chronic Homelessness and annually undertakes the Point-In-Time survey of homeless in the City and County.

In 2005, CACH identified 155 Shelter beds with 35 additional seasonally available beds; 181 Transitional housing beds; and 119 HUD-supported beds within Permanent Supportive Housing for the disabled. In addition, there were 58 unsheltered people counted during the point-in-time count of homeless persons.

There continues to be a need to provide appropriate affordable housing into which to move people who have experienced homelessness and services to help them maintain that housing.

Housing for Special Needs Population

The housing needs of non-homeless persons with special needs are particularly difficult to derive. The number of people who are elderly, frail elderly, disabled, living with HIV/AIDS, chemically addicted or fleeing domestic violence *who have a housing need* has not been quantified. Dauphin County Adult and Human Services is the focal point as the provider of services to these populations including finding housing placements and/or providing short-term financial assistance at time of crisis.

Non-Housing Community Development Needs

The City of Harrisburg has identified needs that can be met with federal community development funds as unique from the overall capital infrastructure needs of the City. Other sources of funding have been found or are available to address the regular maintenance and replacement needed in a City with 100 plus year old utilities, streets and sidewalks. Funding for neighborhood enhancement is not readily funded through other means. Upgrading the infrastructure in a neighborhood to entice development has been and remains a need in the City.

Economic development in targeted areas has also been identified as a community development need. Sound neighborhood development requires growth in personal income and wealth. Providing capital to small businesses and micro-enterprises has been identified as overcoming obstacles to such development and a means of encouraging neighborhood revitalization.

PUBLIC POLICY APPLICABLE TO DEVELOPMENT

Goals and/or Objectives	Policy	Outcomes
1. Provide freedom of housing choice and opportunity for assisted low income tenants, both in and outside areas of minority and low-income concentration in the entire Tri-County region.	Developers of income restricted rental housing will demonstrate a record of regional activity in development of low-income rental housing, supportive housing, transitional housing and/or emergency shelter.	25% of each agency's new housing or service units will be provided throughout the Tri-County area each year
2. Ensure low-income households have informed access to housing credit on fair & equitable terms.	<p>a) Homeownership activities will develop and apply operating standards that preclude predatory lending practices.</p> <p>b) Counsel homeowners faced with private predatory lending practices.</p>	<p>a) No predatory loans in association with funded activities.</p> <p>b) All questionable private predatory loans will be referred to appropriate legal authorities</p>
3. Ensure any individual or family residing in Tri-County area can access homeless assistance without leaving their home community.	Ensure equitable distribution of homeless and special needs facilities and services throughout the Tri-County area.	Agencies which house the homeless and expand their capacity will include locations outside the City of Harrisburg; agencies which provide only services to the homeless will provide them throughout the Tri-County area, either individually or through formal partnerships or through client placements.
4. Address the need for handicap accessible housing for low-income persons and families.	Provide handicap accessibility in funded housing, homeless facilities, and public infrastructure	<p>a) Combined rental housing development will contain 10% accessible units;</p> <p>b) All homeowner programs will provide "build-to-suit" access improvement;</p> <p>c) All homeless facilities and infrastructure projects will be 100% accessible.</p>
5. No displacement of existing residents by new development or redevelopment.	Select development projects with a preference for vacant buildings and land.	No involuntary displacement, or in lieu thereof, payment of benefits and compensation

Goals and/or objectives	Policy	Outcomes
6. Preserve the City's historic character and neighborhoods	Preserve historic buildings or structural components when financially feasible in funded activities.	<ul style="list-style-type: none"> a) No demolition of intact, historically contributing buildings. b) Compliance with the Secretary of the Interior's Standards for Rehabilitation, when applicable.
7. Redevelop the major thoroughfares in commercial and low income residential neighborhoods	Focus financial resources on the Capitol Corridors Target Areas	75% of housing and community development projects will be located on Capitol Corridors
8. Reduce the health threat of lead-based paint to children.	Incorporate lead-based paint Hazard Control in all housing rehabilitation programs and community facility rehab projects	<ul style="list-style-type: none"> a) 100% of rehabilitated housing units will be lead-safe b) all City community facilities hosting c) children/family services will be lead-safe
9. Provide for participation in funded housing activities for persons of all "protected classes"	Implement Fair Housing/EHO marketing guidelines; use advertising outlets and outreach methods that serve the targeted groups.	Serve minorities and female head of households in equal or greater proportion than the general population ratios.
10. Provide employment and contracting opportunities for minorities, women and low income City residents	<ul style="list-style-type: none"> a) Recruit MBE, WBE and Section 3 businesses. b) Collect subcontracting and work force reports as outlined in the "Section 3" policy. c) Implement the AA Co-op Agreement 	<ul style="list-style-type: none"> a) Maintain and increase levels of b) participation by MBE, WBE and c) Section 3 residents/businesses. b) Attain the goals of the AACA in subject development projects
11. Maintain a responsible fiscal and tax policy, including incentives for property investments	<ul style="list-style-type: none"> a) Limited growth in property ownership costs such as taxes, insurance, utilities, maintenance; b) Implement a property tax abatement program to avoid sharp tax increases due to property investment 	<ul style="list-style-type: none"> a) Minimal annual increases in taxes and utilities and continued qualification for fire & 15% flood insurance discounts. b) All taxing bodies participating in tax abatement program.

Goals and/or objectives	Policy	Outcomes
12. Planned development that supports the community's vision/ goals/objectives	Ensure that development projects are undertaken in support of and consistent with neighborhood and comprehensive plans.	Development that achieves pre-determined goals/ objectives
13. Build on the strengths of existing community-based organizations and ensure efficient use of funds.	Promote partnerships between community-based organizations	a) Establish new linkages and partnerships. b) Create no duplicate services.
14. Develop and sustain mixed-income neighborhoods	a) Fund infrastructure, and land assembly costs in support of housing development and to reduce housing construction costs without imposing income limits on occupants. b) In the Enterprise Community area, allow 51% of funded housing units to be occupied by low and moderate-income households.	At least two development projects per year that provide for mixed income and market rate housing and/or result in mixed in income neighborhoods.
15. City Zoning will allow for retention and development of affordable housing.	Maintain zoning districts that allow high density residential uses and planned residential communities.	45% of the City's land area allowing high-density residential and flexible residential land uses.
16. Regional zoning and subdivision ordinances will allow for development of affordable housing.	Participate on regional land use forums/ committees and advocate for Fair Housing progress through land use regulation changes.	Establish a community consensus that affordable housing is a Fair Housing concern; additional development of affordable housing units in suburban and rural locations.
17. All housing and commercial development and code enforcement activities will emphasize improvement of exterior building and site conditions and appearance.	Within project budgets and with emphasis on private owner responsibility, exterior improvements such as landscaping, sidewalks, lighting (including exterior accent lighting), historic paint colors and compatible signage, and other exterior embellishments shall be integrated into funded activities and private developments.	Real estate conditions throughout the neighborhoods and corridors will improve.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

PURPOSE To develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunity, principally for low and moderate-income persons.

FY 2006 FUNDING \$2,400,000 (estimate)

NATIONAL OBJECTIVES

1. Benefit low and moderate income persons.
2. Prevent or eliminate slums and blight.
3. Meet an urgent community development need.

PRIMARY LOCAL OBJECTIVES To preserve and improve the City's existing housing stock.
Priorities:

1. Increase City resident population
2. Promote livable communities
3. Increase the general tax-base

ELIGIBLE ACTIVITIES

- Housing Rehabilitation
- Homeownership assistance
- Micro Enterprise assistance to private, for-profit businesses to create jobs for low & moderate income persons
- Special activities by neighborhood non-profit organizations for neighborhood revitalization, community economic development or energy conservation project
- Acquisition/Disposition of property
- Public facilities and improvements (acquisition, construction, reconstruction, rehabilitation, or installation)
- Demolition/Clearance Activities
- Public Services (must provide a new or quantifiable increase in services)
- Neighborhood Planning
- Program Administration Costs

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME PROGRAM)

PURPOSE To expand the supply of decent and affordable housing for low-income persons (an income 80% or below area median).

FY2006 FUNDING \$575,000 (estimate)

LOCAL OBJECTIVE To improve housing conditions along Harrisburg's major streets (the Capital Corridors Project).

Target streets: N. 3rd St., N. 6th St., State St., Market St., Derry St., 13th St., 17th St.

ELIGIBLE ACTIVITIES

- Acquisition
- Housing Rehabilitation
- New Construction
- Tenant-based Assistance
- Home Buyer Assistance
- Grants to CHDOs (Community Housing Development Organizations)

EMERGENCY SHELTER GRANTS (ESG) PROGRAM

PURPOSE To improve the quality of existing emergency shelters for homeless persons and families, to help meet operating costs of shelters, to provide essential services to homeless persons, and for homelessness prevention.

FY2006 FUNDING \$92,968 (estimate)

ELIGIBLE ACTIVITIES

- Renovation or conversion of buildings for emergency shelters
- Essential services to homeless (30% funding cap)
- Operating costs: maintenance, operations, staff, rent, security, fuels, equipment, insurance, utilities & furnishings
- Homelessness prevention

CITY OF HARRISBURG
Department of Building and Housing Development

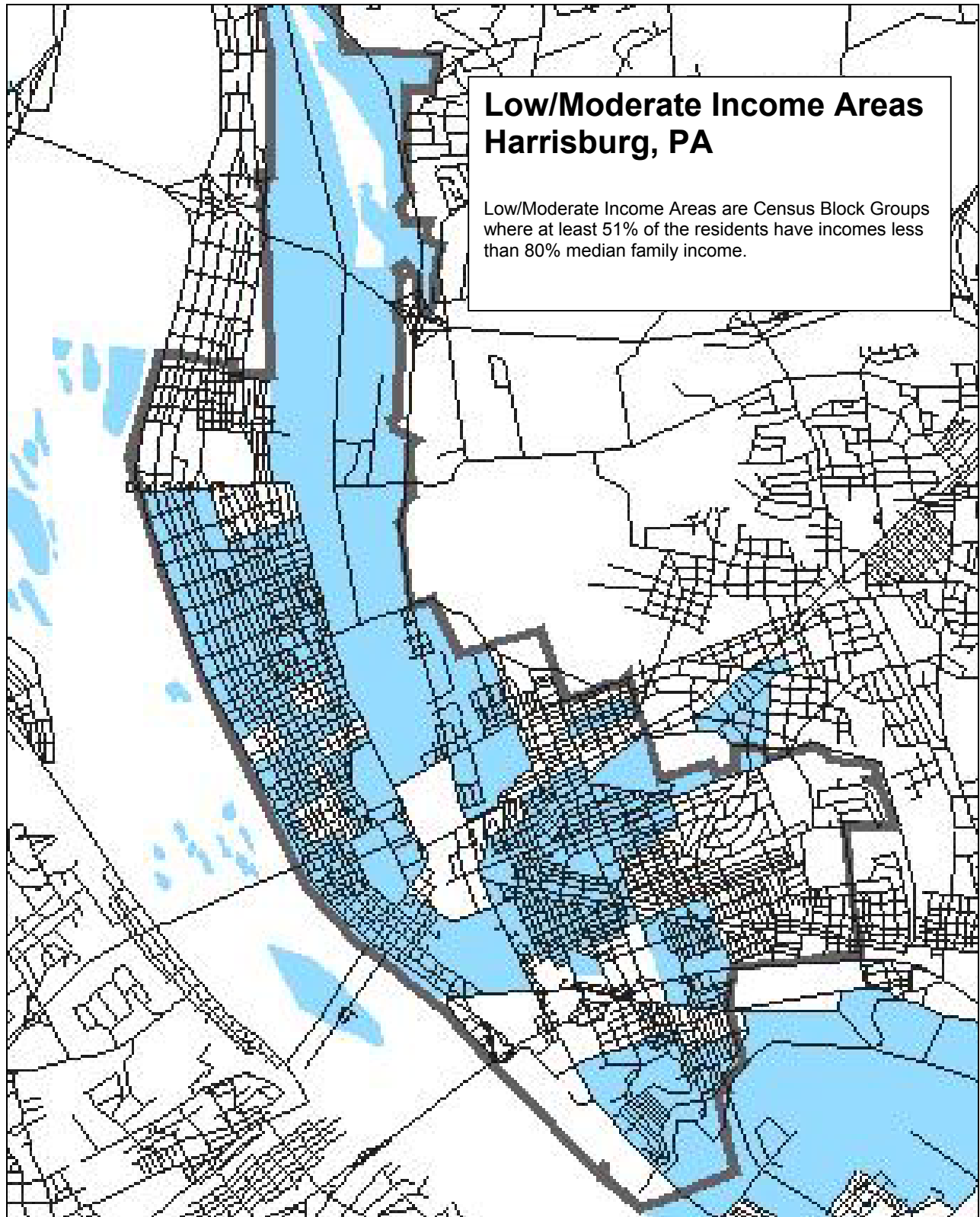
LOW/MODERATE INCOME LIMITS

(Issued by HUD February, 2005)

Listed below are the current income limits for very low and low income families. These limits are used by the Department of Building and Housing Development to determine eligibility for direct benefit activities under the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs.

Area Median Family Income: \$60,550.00 (Harrisburg-Lebanon-Carlisle MSA)

	30% of Median	Very Low Income 50% of Median	60% of Median	Low Income 80% of Median
1 Person	12,750	21,200	25,440	33,950
2 Persons	14,550	24,200	29,040	38,800
3 Persons	16,350	27,250	32,700	43,650
4 Persons	18,200	30,300	36,360	48,500
5 Persons	19,650	32,700	39,240	52,350
6 Persons	21,100	35,100	42,120	56,250
7 Persons	22,550	37,550	45,060	60,100
8 Persons	24,000	39,950	47,940	64,000



2006 Consolidated Action Plan Citizen Participation Plan Schedule

February 1 (Wednesday)	Public meeting notice published in <i>Patriot-News</i> Mailing to Citizen Participation Mailing list of: <ul style="list-style-type: none"> • Public Meeting Notice • Citizen Participation Plan available for public review • Invitation for Proposals
February 8 (Wednesday)	Pre-proposal workshop, Neighborhood Center UMC, 10:00 am. 1801 N. 3 rd Street, Harrisburg.
February 16 (Thursday)	Public meeting at Central Allison Hill Community Center, 5:30 p.m. 1524 Walnut Street, Harrisburg.
February 28 (Tuesday)	Public meeting at Zion Assembly 5:30 p.m. 2101 N. 5 th Street, Harrisburg
March 3 (Friday)	Deadline for Funding Proposals
April 18 (Tuesday) (<i>planned</i>)	<ul style="list-style-type: none"> • Publish summary of Proposed Consolidated Plan • Proposed Consolidated Plan Public comment period begins (open for 30 days)
May 19 (Friday) (<i>planned</i>)	DBHD incorporates public comments and forwards Mayor's Proposed Consolidated Action Plan and Budget to City Council.
(To be scheduled)	<ul style="list-style-type: none"> • Consolidated Plan introduced in City Council (1st reading)
(To be scheduled)	Public Meeting: Community and Economic Development Committee meeting on Consolidated Plan, City Hall, 5:05 p.m.
(To be scheduled))	City Council adopts Consolidated Plan
July 28	City submits Consolidated Plan to HUD
October 1	Funds available, program year starts

